CERTIFICATE OF SERVICE

I, James A. Francis, hereby certify that, on this date, I caused a true and correct copy of the foregoing to be served by way of hand delivery, upon the following individual:

> Timothy P. Creech, Esquire Satzberg, Trichon, Kogan & Wertheimer, P.C. 1818 Market Street, 30th Floor Philadelphia, PA 19103

> > FRANCIS & MAILMAN, P.C.

JAMES A. FRANCIS, ESQUIRE MARK D. MAILMAN, ESQUIRE JOHN SOUMILAS, ESQUIRE Attorneys for Plaintiff Land Title Building, 19th Floor 100 South Broad Street Philadelphia, PA 19110 (215) 735-8600

DATE: November 7, 2003